

it is moving respecting annexation, so this would not be the desirable route. These lands were taken away from the residents of Halifax County for a very low price, and they should be the first to receive them should they be made available.

It was moved by Councillor P. Baker, seconded by Councillor Deveaux:

"THAT the Warden appoint a committee to meet with the Public Service Commission officials regarding the Public Service Commission Lands in Halifax County."

Mr. Meech advised there is still every intention to have staff follow up on this matter. It has not been dealt with between the last Council Session and now because Mr. Brine, Property Manager, has been on vacation. Councillor P. Baker stated there has been time to look into this matter, and it should have been done.

Councillor DeRoche had understood that the property in question was expropriated for watershed use. He asked if the former owners of this land would have first option at this property upon cession of the proposed use at the time of expropriation. Mr. Cragg advised he did not know of anything in the Act that reads that way. He felt it would be to the contrary because the former owners received fair market value for the properties when they were expropriated. Councillor DeRoche asked that should this committee be formed that this be part of their research and investigation. Mr. Meech advised that some of those previously expropriated lands have already been sold to the Province and to the City of Halifax. He felt this means there is no right on the part of the former owners because of the acreage difference. Councillor DeRoche stated that the fact that these properties have changed hands on private transactions may have been a result of the lack of knowledge on the part of other people who may have interest, but were not able to act upon it.

Councillor P. Baker informed that Mr. Gaetz felt the County has expropriation powers in this instance. The Warden advised there must be a specific use for the lands before they can be expropriated. Councillor P. Baker concluded that these lands were expropriated for a purpose that has never been used.

MOTION CARRIED

Senior Citizen Housing - Councillor Walker

It was moved by Councillor Walker, seconded by Councillor Fralick:

"THAT the County request a status report from the Nova Scotia Department of Housing with regard to Senior Citizen Housing."
MOTION CARRIED

ADJOURNMENT

It was moved by Councillor Deveaux, seconded by Councillor DeRoche:

"THAT this Session of Council adjourn."
MOTION CARRIED

COMMITTEE OF THE WHOLE

JUNE 17, 1986

PRESENT WERE: Warden MacKenzie
Councillor Walker
Councillor Poirier
Councillor Fralick
Councillor P. Baker
Councillor C. Baker
Councillor Deveaux
Councillor Randall
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Merrigan
Councillor McInroy
Councillor Eisenhauer
Councillor MacDonald
Deputy Warden Wiseman

ALSO PRESENT: Mr. K.R. Meech, Chief Administrative Officer
Mr. R.G. Cragg, Municipal Solicitor

SECRETARY: Glenda Higgins

Warden MacKenzie called the meeting to order at 3:50 p.m.

Discussion began with page 6 of the Strategy Report on Annexations/Incorporations. Councillor Snow suggested that the Municipal Administrative Centre be moved to the Aerotech Park, District 14. He stated it would be a good location because the County owns land there and it is the centre of the whole County.

Councillor Deveaux stated that he cannot see any logic behind moving the Municipal building to Sackville, as had been discussed. It is the largest community in Halifax County, but that does not justify moving the building there. He expressed hope that there would some sort of guarantee from the provincial government that annexation/ incorporation will not take place. Any move or any money spent prior to receiving that guarantee could be money down the drain. The majority of the people in the outlying areas of Halifax County go the the confines of the City of Halifax and the City of Dartmouth to do their business. Therefore, the Municipal Administration Centre would be most appropriate left were it is presently. Also, approximately \$2 million was spent three years ago to make major renovations and additions with the hope that the final decision had been made to remain in the confines of the building presently occupied. He again stated that unless there were some guarantees from the Province, he could see no logic in moving the Municipal building to Sackville, and if there were some guarantees, he would still have questions and doubts. Most

residents in the Sackville area work within the confines of the City of Halifax, and it would probably be just as convenient for them to come to the present Municipal Administration Centre than if it were located in Sackville.

Councillor Poirier expressed agreement with the comments made by Councillor Deveaux. She also stated she could see no advantages to locating the building in Sackville. If there are uneasy times at the Municipality, they will level off. To make a big move and spend much money would be foolish. Everything should be straightened out and firm so the County will know just where it stands before any major changes are made. Everybody in the County makes a point of coming to Halifax on a regular basis. They are not dragged to a place they never see to do their Municipal business, so there would be no advantage to moving the building to Sackville. She concluded that some of her residents have expressed concern about the building being moved to Sackville.

Councillor C. Baker expressed objection to selling the existing administration centre and occupying another building in Sackville. The previous reasoning behind not making this move was because Halifax is close to other areas of business, and it is easily accessible to all areas of the County. He commented on the annexation of Spryfield. The County had started to spend money on a water and sewer system when they chose to go with the City of Halifax. Therefore, additional funds should not be spent before the provincial government gives any guarantees.

Councillor Fralick asked if there has ever been a feasibility study done on this matter. Warden MacKenzie advised he did not know of any studies with this regard. Mr. Meech stated he also did not know of any studies that had been done on this idea. He felt the people will be for or against the move depending on their geographic location. There was some definite indications from the residents of District 1, 2, 3, 4, and 5, but there has never been an actual survey done. He agreed that this decision should not be made without knowing what the financial implications will be. Council should first be made aware of what the financial and market conditions involved would be. It is not just moving the central facility that Councillors should be concerned about, but also locating a regional office in the Cole Harbour areas, as well as one in Lakeside. The idea is to get as close as possible to the majority of the people, recognizing that the Municipality is too large to expect that there will be some municipal presence in almost every community.

Councillor Fralick next commented on the appraised value of the present building and the location in the western sub-system of a multi-functional type building. He suggested this would probably be a good idea, but there should be more study on the location in order to get it in the best part of the western sub-system.

Councillor Bayers stated that he is against moving the Administrative Building to Sackville. He believed such a move would cut off the western portion of the County. He stated that his public had indicated

to him that the present building is not in a good location, but many have to come to Halifax now to take care of other business in the general area. If these residents had to travel to Sackville, it would be another day to travel to Sackville to take care of municipal business. The accessibility of the present building is not terrible for residents in the eastern district, because they can come across the new bridge and into the general area. Also, his residents felt that the Chief Administration Officer may be proposing to spend too many dollars for a project that will be dropped. He had assured his residents that money spent will be well worthwhile because the financial situation will be looked at first. He suggested that Council should make it known to the public that moving the building would be good, but he felt it would be a hard point to sell.

Councillor P. Baker expressed agreement with the comments made by other Councillors. He noted that Mr. Meech had mentioned reaction from District 1, 2, 3, 4, and 5. He questioned this. Mr. Meech advised that when this matter was discussed previously, there was opposition from these districts to moving the Municipal Administration. Councillor P. Baker stated that he could not support moving the Municipal Administration Centre to Sackville. He stated that the more this matter is discussed, the more this area is encouraged to incorporate as an independent town. He commented that much of the discussion about annexation/incorporations is similar to moves made by Adolf Hitler during wartimes. He concluded with objections to moving the Municipal Administration Centre to Sackville.

Councillor McInroy stated that it appears obvious that the existing building will not be vacated. He stated that it is no big deal to buy land and build a building in Sackville. Owning the building and the land will be a benefit, and an incorporation or annexation will not be detrimental in that regard because the land and the building could be sold. The County is currently renting space and providing services from those rented spaces. He suggested that it might be better to centralize or upgrade what is presently in Sackville instead of moving the "head office" there. The "head office" could be at the present location, and there could be a branch office in Sackville providing all the necessary services. If it is determined later that the County should dispose of an asset or relocate another office function, it could be dealt with. Suggestion of abandoning this building is not necessary in terms of addressing the matters that should be addressed. Acquiring a \$1 million asset in Sackville will be utilized by the Municipality, and if Sackville does become a town locating its own facilities, the asset could then be sold. He stated that it is not important that the present building be vacated, and it is not hazardous to build a building in Sackville. Necessity has already forced the County to provide offices in Cole Harbour and Sackville for Recreation and Social Services operations. He felt the County could vastly improve this level service, given the capability to do so. This would require the County Charter. He stated that areas within the County are distinctly urban and rural, and the County should be able to accommodate both. He concluded stating that the present building should not be abandoned, and the County should work at upgrading what is already there.

It was moved by Councillor Reid, seconded by Councillor McInroy:

"THAT a recommendation be made to Council that the Chief Administrative Officer develop the idea of identity and accessibility to the public and examine it in detail along with what has already been stated and with the financial implications to the Municipality."

Councillor Reid stated that the matter should be looked at seriously instead of just throwing ideas out the door.

Councillor Lichter stated that when the matter of relocating the building was previously discussed, it came down to an emotional issue. He felt that a rational approach should be taken instead of an emotional approach. The first step would be asking a few questions. He asked what the total square footage is of office space in the existing building. Mr. Meech advised the existing building has a gross square footage of approximately 50,000 square feet. Approximately 10,000 square feet of that space is leased to the School Board and the Assessment Department. He believed there is a net useable space in the building of approximately 35,000 square feet. Outside of the present building, there is approximately 10,000 to 15,000 square feet leased for the Recreation and Social Services offices. He informed that the estimates do not include regional offices of the library, etc.

Councillor Lichter asked when considering the relocation of the Municipal Administration Centre if the size of the new building would be equal in size. Mr. Meech informed that a new central office may be smaller than the existing building on the basis that there should be further decentralization, rather than more centralization. Councillor Lichter stated that he is wondering if there will be substantially more square footage than the County presently has both in ownership and rental, and then have to fill those square feet with additional employees which will cost more. In the end, it may be discovered there could have been a more feasible approach. He suggested that this more feasible approach may be that each district, if the district Councillor would be so inclined, would provide a free facility where a properly trained municipal employee could be present at least once a week. He suggested that smaller communities may only have to be open one day per week, and in larger communities, it may have to be more than once a week. These employees could do the kinds of things that the residents consider a service. They will never be able to do everything because the decision-makers will be located in the central location. This idea would not be difficult as long as the people accept the fact that the decisions cannot be made where the initial services are provided. Also there is only a certain amount of increased presence that can be created in any community unless there is a duplication of personnel and decision-making powers. He stated he would like to see more figures and consequences of what happens if the administration of the County is branched out to the point of having two large sub-offices. He suggested if the motion on the floor is passed, Mr. Meech's study should include some of these thoughts because efficiency is also important.

Mr. Meech expressed agreement with Councillor Lichter. He stated he would like to achieve that if there is a sub-office there would be people there to make the final decision. This would require change to the legislation, but it appears this would be the most efficient way of operating decentralized offices. Otherwise, the district offices would only be for information purposes. He agreed these are the things that have to be examined and determined how they would function in practice.

Councillor Lichter stated if there are three offices and three "decision-makers", each will expect to make the same salary that the present chief makes. This would be prohibited financially. Mr. Meech advised that he had thought about this, and it takes a change in the approach; it would take a team approach, rather than a departmental approach in terms of making each office function. This may mean changing people's attitudes, which is not always easy.

Councillor Merrigan felt the issue has nothing to do with annexations/incorporations. If there is a requirement to provide better services to the residents of Halifax County and there should be sub-offices throughout Halifax County, Council should be looking at putting them there. However, it should not be a reason to try and keep somebody in Halifax County. He felt the subject has never been properly looked at, and Council should be looking at what it can do to better serve the people of the entire County. He suggested that a good opinion could only come from an independent body who has looked at the entire situation and how Halifax County can better serve its residents. Each Councillor is looking out for his own district; therefore, there will never be agreement on anything, and there should be an independent body to lead the way.

Councillor MacDonald stated that the residents of Sackville have not been pressuring to have the Municipal Administration Centre located in Sackville. He felt the biggest problems in Sackville are in planning and building. Most of the planning proposals come from the urban areas, and he suggested that the planning department be decentralized in the urban areas. He stated it is not feasible to have the centre located in Sackville, but a development office in Sackville to deal with the large number of planning matters could overcome many problems. Everybody has their own opinion as to where the Municipal Administration Centre should be located, and there are many problems in Sackville. The Councillors are only trying to overcome those problems and keep the people. Councillor MacDonald expressed agreement with Councillor Reid's motion, and suggested that Council should look more toward better serving the people.

Councillor C. Baker questioned if Council is sure of what the people want. He suggested a questionnaire to find out what the people in Halifax County need and expect.

Councillor Fralick suggested that the next matter should be dealt with because it is this part that the urban areas want and Council has to decide what it will do for the urban areas in this regard.

Warden MacKenzie clarified the motion made by Councillor Reid and seconded by Councillor McInroy. Mr. Meech stated that investigation as put forth in the motion will take a fair amount of time, and it is reaching the point where there will have to be dollars to hire some expertise to assist with some of these matters. Expertise would also be required to identify what the cost might be. Mr. Meech continued that he is a firm believer that Council should be looking at how it can best serve the residents of Halifax County. He also stated that it is inconsistent to spend much money trying to provide additional economic benefits to the Municipality, yet one of the major assets sits in the City of Halifax. He felt that Councillor Reid's motion is asking for study into how the County should establish its facilities in a way that can best serve the public of Halifax County. He also suggested that the Municipal Administration Centre should be relocated to have the dollars from the proceeds of the sale of this property to put into the two or three decentralized offices. He felt it would be financially more feasible to look at the matter in this way, rather than retain this building for the western regional office and central headquarters. He stated it was never his intent to simply close the doors at the present location and build a new facility without looking at what the appraisal of this property would be. It also is to be considered what the market conditions would be. Mr. Meech stated that when the question was brought up about expanding this facility five years ago, geographically the most central location is around Waverley, however the population base is in Sackville. The highway/transportation network today in the area is as good as there is. Therefore, he cannot see how people can argue a location in that area because it is as convenient as one will find. By having the central office facility within the City of Halifax, the County loses its identity. Council Members attend most meetings at the Municipal Administration Centre in the City, and they see many problems around the City, but not in the County. He stated if Council Members went to meetings in various parts of the County, they would appreciate more of what the County is all about; what the issues, concerns and problems are in the County. Having the Municipal Administration Centre in the City means Council meet people from the City instead of their own residents from the County. Also many people cannot understand the difference between the City and the County because the County's administration takes place from the City. The objectives of moving the Municipal Administration Centre to its present location 25 years ago were not any different then than they are today as to why there should be a change in the location of the facilities.

Councillor Deveaux stated that the Municipal Administration Building is within the confines of the City of Halifax, but no matter where it is located, not everybody will agree with it. If there is going to be a central location, the majority of Halifax County residents travel to the City of Halifax, and it will not serve their purpose by moving to Sackville, Waverley, or anywhere else. He stated that every Councillor would like to have it in his district, but there will never be agree-

ment as to where it should be. He stated he is not opposed to trying to bring more services within reason, but looking at the situation realistically, he felt moving the Municipal Administration Centre would not do this. The move would be a costly one that the residents pay for through taxes, and it would not be beneficial to them. Councillor Deveaux stated that Councillors can bring a greater image of themselves into communities by having more public hearings in the communities involved. Council Sessions could also be held in different communities throughout the year, although this has been attempted before, and it was not very successful. He stated that in the urban areas, planning and engineering are two major issues, and the people could be easily accomodated without going through a large expense and making a mountain out of a molehill.

MOTION CARRIED

EXPAND SERVICE AND PROGRAM LEVELS (URBAN COMMUNITY)

Mr. Meech stated there is a need to expand some of the service and program levels in various communities. The Urban Services Committee is continually examining the idea of trying to expand the existing level of transit service, and the County has been moving further in the direction of expanding engineering and works resources to achieve a higher level of management and control of storm drainage. With regard policing, Mr. Meech informed that the Attorney General has indicated he is prepared to consider executing an agreement with the County in the Cole Harbour area. He suggested that this could be used as the example when looking at supplementary policing in the urban communities. Warden MacKenzie stated that if the County is sincere in making a move to accomplish some things in the report, there is a good case to approach the province to provide additional policing.

Councillor Merrigan asked what sufficient police protection is. He indicated difficulty with dividing the rural and urban communities. He stated that rural areas do not have sufficient police protection either. Rural areas need certain services too, and if those communities are prepared to pay for these services, they should not be excluded because they are rural.

Mr. Meech advised there has been a fair amount of consultation between the RCMP and Halifax County, and it is safe to conclude that every district in the Municipality would like to have additional policing. However, the Cole Harbour districts is one area in particular that does not have a sufficient level of policing, and if any community is prepared for additional services in this regard, Cole Harbour would be. He felt six more RCMP officers could be used in the Cole Harbour area.

After more discussion, Councillor Merrigan continued to support need in the rural communities as well as the urban communities. Warden MacKenzie advised that RCMP officials had determined the requirements for various areas of the County, and it has been determined the need is in larger growth areas; in some areas there is sufficient coverage according to RCMP officials.

Councillor Fralick stated that Neighbourhood Watch has been in his district in conjunction with the RCMP. This program was implemented because a study showed that 1,005 policemen would be needed to cover the areas sufficiently. To eliminate this need, the Neighbourhood Watch program was implemented, and it has worked very well since. He concluded that if the urban areas need more police protection, let them have it and make them pay for it, but in District 3 the Neighbourhood Watch program in conjunction with the RCMP is sufficient.

Councillor Lichter felt that discussion should be about the issue and where the need is established.

Councillor Deveaux expressed agreement with Councillor Merrigan's comments. He stated that once police protection or any services are established, hardly anyone will be able to afford it. However, the option should be available to all areas of the County. If it is established as needed and the district can pay for it, they should receive it. This is for all services that any community may wish to receive. He concluded that once the costs are established, maybe even the urban communities will not be able to afford them.

Mr. Meech informed that his recommendations were based on the assumption that the areas served will pay for the services in the entire County. Also other areas of the County have not shown they are prepared to pay for such services nor that they are willing to have them.

Councillor Reid stated that all of these terms and levels of service will be included within the County Charter, along with the ability to implement them. The Charter applies to the County as a whole. The Charter will not deal with the County on two different levels - urban and rural. Therefore, he suggested that this matter be left until the County Charter is available.

ADJOURNMENT

It was moved by Councillor Reid, seconded by Councillor Poirier:

"THAT this meeting of the Committee of the Whole adjourn."
MOTION CARRIED.

COMMITTEE OF THE WHOLE

JUNE 10, 1986

PRESENT WERE: Warden MacKenzie
Councillor Walker
Councillor Fralick
Councillor P. Baker
Councillor C. Baker
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Merrigan
Councillor MacKay
Councillor MacDonald
Deputy Warden Wiseman
Councillor Mont

ALSO PRESENT: Mr. K.R. Meech, Chief Administrative Officer
Mr. R.G. Cragg, Municipal Solicitor
Ms. V. Spencer, Manager, Policy Division
Ms. D. Cartledge, Senior Planner, Development Division
Mr. J. Markesino, Director, Recreation
Mr. E. Wdowiak, Director, Engineering and Works
Mr. L. Denny, Executive Director, Industrial Commission
Mr. K. Wilson, Director of Finance
Mr. G.J. Kelly, Municipal Clerk

SECRETARY: Glenda Higgins

Warden MacKenzie called the meeting to order at 4:15 p.m., advising that the purpose of the meeting is to discuss Mr. Meech's report with respect to annexations and incorporations. He expressed hope that Council would give some positive consideration to the report.

Mr. Meech advised that Council officially released his report to the public some months ago. He stated there was hope that each Councillor would address individual groups and organizations, but it appears there has been no feedback from the public with regard to this report. Mr. Meech felt the province will not provide any commitment to the Municipality in terms of a period of time to implement changes to the municipal structure. He stated that Council will probably have to decide on this matter without guarantees or commitments from the Province. He suggested that Council begin by considering a draft of the County Charter or legislation which would include organizational framework, by examining the financial and market conditions of the

property where the Municipal Administration Centre is now located and looking at options for another administration centre, by making a more detailed effort to define the boundaries of the urban communities, by considering representation in electoral boundaries, and by considering where the Municipal Administration Centre should be based on a permanent basis.

Mr. Meech advised that he has had preliminary discussions with staff of the Metropolitan Authority, and it appears that roads and other transportation responsibilities should be taken over by the Municipality even if nothing is done to change the structure. He felt the Minister of Municipal Affairs appears to be supportive of an attempt to have everything consolidated under one legislation, which would be known as the County Charter, and the rest would be repealed.

Warden MacKenzie asked if the County Charter would eliminate special legislation. Mr. Meech advised there would be other legislation that is not only for the County of Halifax but for other municipalities as well. The County Charter would incorporate laws concerning the Department of Engineering, the Department of Transportation, the Department of Health, etc.

Councillor Deveaux asked if there could be any guarantees incorporated into the Charter that annexation or incorporation would not take place in the future. Mr. Meech advised it could be incorporated into the Charter, but without agreement from the provincial body, it would be useless.

Councillor Deveaux next asked about village status and how incorporation/annexation would affect decisions of a village commission. He commented that village status gives areas the right to set area rates, etc.

Mr. Meech agreed that village status does give areas this advantage, but this is available now. He felt that Councillors do not have much input into the rates. Village status may be applicable to areas the size of Waverley, but not the entire County. He stated he has no problem with village commissions, but sometimes they start to duplicate services and administrative staff. If village commissions are not watched closely, certain economies of scale could be lost.

Councillor Deveaux asked if the matter of village commissions having the final say with regard to planning matters has been looked into further. Mr. Meech advised the Municipality would have to agree to give up the right to planning and development control to the village commission in question.

Councillor Deveaux expressed opposition to dividing the County into rural and urban areas. He expressed a need for more community involvement in the planning and development of various areas. He felt somebody from another part of the Municipality should not have any say in a decision that will effect the residents of his district. He stated this Municipality should be looking towards something that will give the residents more say and decision making, particularly with

planning matters. He suggested asking the province to carry out a study to determine what the advantages and disadvantages are in letting the residents be more influential. He felt the province would be supportive of such a request, and it would be in favour of the Municipal representatives. Mr. Meech replied that what he has proposed is not necessarily what it has to be in the end. He stated that there could be options implemented that would be closer to what Councillor Deveaux has suggested. He further stated that a division of rural and urban districts would be more of an advantage to Councillors than leaving the system as it now is, because now each Councillor is 1 of 21, and with the division he would be 1 of only 12 or 13. He added that separate land-use by-laws, etc. for each district could run into a lot of work and many meetings. Councillor Deveaux stated he is most concerned about more community input into rezoning applications and public hearings.

Councillor Bayers stated it was his understanding that the Council as it is now known would cease to exist and the urban and rural boards would have the authority to spend dollars that would affect the general fund or taxation within the County. Mr. Meech clarified that the idea is to establish two boards based on rural and urban areas, and they would have authority over certain issues. There would still be a need for the entire Council in order to have a final say over certain matters. He suggested that the entire Council would probably have full say on the tax rate, but if the urban area wanted to allocate an extra \$200,000 for other facilities, they would have the option to do so, as would other boards.

Councillor Lichter commented that although it is the general feeling the province will not give the years and support as discussed before, there has been no attempt to push and try to say it is essential to have this kind of guarantee. He stated that we cannot assume the province will not give support from the feelings of two MLA's who attended a meeting with the Councillors. He felt Councillors had left the Think Tank Session with the idea that a County Charter and a freeze on annexations and incorporations was a prerequisite to any further movement on the matter. He stated that the Municipality cannot do anything without this guarantee from the province; the representatives can only serve the people the best they can, whether they are urban or rural. Councillor Lichter felt the Municipality should continue to urge the province to show support by giving a guarantee that there will be a freeze on annexations and incorporations in the future. If there is a split between urban and rural communities without a guarantee from the province, a Councillor may as well be the only one to make any decisions, and that will not work. He concluded that it should not be forgotten that the County must have a commitment from the province. Mr. Meech stated that he based his judgement that the province will not provide this guarantee on a response to a resolution made by Council many months ago. He advised this resolution was a request to ask the Minister of the day about the guarantee, and his response was that they were not in the position to give that kind of a guarantee. He agreed with Councillor Lichter that perhaps the province has not been pushed enough for this support. He suggested a meeting with the Premier, the MLA's and Council.

Councillor Fralick stated that when drafting a County Charter there would have to be much input from the Ministers and the MLA's of the province on some sort of long-term cooperation between the County and the province to give time to implement this and make it work. With regard to part D, page 6 of Mr. Meech's report, Councillor Fralick stated he would not be willing to support any of the recommendations unless there was a long-term commitment (at least seven years) from the provincial body in order to have time to implement the changes and make them work. He felt if there is no commitment from the province, this Municipality would be going through the same procedure again in the near future. There must be cooperation and rules.

Mr. Meech agreed it would be best if support from the province could be obtained, but if it is not, he felt the matter should not be dropped. He felt one of the three recommendations with regard to identity and accessibility to the public should be implemented in order to better serve the needs of the County population. He stated that the Municipality is trying to serve its public from the city and does not even benefit from being part of at least one or two of the Municipal communities. He suggested an effort should be made to get within reach of a good majority of the population; the Municipality should be moving in this direction, whether or not there are structural changes.

Councillor Fralick commented that after experiencing the major renovations to the existing Municipal Administration Centre, the cost of change again will be high and not feasible. He stated his greatest concern is with regard to the cost.

Councillor DeRoche informed that he came away from the session in January with the understanding that some form of commitment had been made. He stated he too would like to have some form of assurance from the province, and he felt it would be forthcoming. The province should feel incumbent to improve the existing situation, especially if the County cannot draft and process a Charter without them. He felt failure to do this by the province will result in the adoption of the Walker Road Commission; Halifax County will be all chopped up and will no longer exist as a whole. Councillor DeRoche felt the urban areas will become a larger operation and what is left will become part of other existing municipal units. He stated that feedback from his residents shows they see no advantage to becoming a part of the City of Dartmouth. They feel they would lose the influence they now have, if any. From this, Councillor DeRoche felt there is a need for movement on the part of the County to identify more with the residents instead of having the residents go to where the services are. He stated he is prepared to take a change on a County Charter and what it will hold with respect to tying Halifax County together and providing improved services to the taxpayers. He felt he was speaking on behalf of at least the majority of the residents of District 7.

Councillor MacDonald commented that a Charter would give the Municipality security as a unit with respect to protection against annexation. Councillor Merrigan expressed opposition. He stated that the Municipal Board has the final authority to deal with annexation applications. Councillor MacDonald then questioned the advantages of implementing a

County Charter. Mr. Cragg advised there would be many advantages to having a County Charter, and there would not be many disadvantages. Councillor MacDonald stated that the key issue in the report is the permanency of the County in the areas that are served. If the Municipal Administration Centre moved offices to Cole Harbour and Sackville, it would improve service to many of the taxpayers.

Councillor Mont stated that he agreed with Councillor Lichter's intentions. He stated that the Municipality would like to stay together, but it must be determined how this would best be done. He declared a desire for a Charter, and the MLA's seem to agree and sympathize with the County, but they do not feel they are in a position to help in any manner. The Minister of Municipal Affairs feels a Charter would be achievable and that it should be followed up on. A Charter would do much towards getting County legislation organized; there would be only one legislation instead of many by-laws and statutes.

Councillor DeRoche further commented that there is nothing stopping the County from applying to the province to annex lands from the City of Dartmouth or the City of Halifax. He suggested that a charter would indicate that the County of Halifax is of a special nature, making people reluctant to tamper with it. The best defense against annexation/incorporation is to show the people the County is concerned about them, that the County does want to provide good services to the residents, and that the County does want them to stay. If people put their minds to making this work, it will work. He stated he would like to see a commitment to move ahead in as many areas of this report as possible. Although many have problems with the rural and urban boards, there may be another way to work around the present situation making it more favourable for everybody. Councillor DeRoche stated that Council should begin with recommendation B (1) of Mr. Meech's report - drafting a separate legislation governing Halifax County. Also electoral boundaries will be studied within the next two years, transportation questions deal mainly with money, and work on the recommendations with regard to identity and accessibility to the public would show that Council is seriously trying to help its residents. The residents of Halifax County want expanded engineering and works resources and policing services, and if they can get these services from the County, they will not want to go to the City of Dartmouth. Councillor DeRoche concluded that Council should not let this matter drop now. There should be many areas of agreement which can be proceeded with.

Councillor Merrigan informed he attended a meeting on June 9, 1986 whereby the Sackville residents showed they are taking this matter very seriously. He stated that if Council does not decide soon what is going to take place, it will be too late because the residents of Sackville are moving ahead quicker than the Municipality. There is a committee set up in Sackville that is very strong on this issue. Councillor Merrigan continued that problems in the urban areas are facing the rural areas as well, and the two should not be split. He felt a split between the two would cause problems for the rural areas, because the urban board would have the taxing power.

Councillor Deveaux felt that all efforts would be in vain if there was not some commitment from the province. He also felt the guarantee should be much longer than seven years.

Councillor Reid commented on recommendation C, page 5. He stated that the province will never give any commitment to remove the ability for incorporation and/or annexation. He stated this can be guaranteed by provided the people with the services they want. He expressed opposition to splitting the Council into rural and urban boards. He felt Council should work on a plan and put it into action. He suggested that each of Mr. Meech's recommendations be dealt with individually deciding which way they should be put into operation.

It was moved by Councillor Mont, seconded by Councillor DeRoche:

"THAT we recommend to Council that Mr. Meech be instructed to form a committee to draft a County Charter for presentation to Council."

Councillor Walker expressed agreement to the motion, but stated he would like to see the figures involved in order to know what to expect in terms of costs. Councillor Mont replied that he did not believe it would be costly to draft a County Charter. Councillor Walker stated if there are any recommendations for new services contained in the Charter, the financial implications should be known. He referred to the jurisdiction and responsibility of transportation needs in the County. It was clarified that this recommendation would be dealt with later.

Councillor Deveaux asked if the resolution would include seeking assurance from the province. He felt the County should continue to solicit their support. Mr. Meech responded that when this is dealt with later, a resolution can be made to press upon the Premier and the MLA's for support.

Councillor Deveaux asked if the County Charter would come back to Council in detail for approval before any action is taken. Mr. Meech clarified that the County Charter would done only be a draft first, and it will take much discussion and work before a final Charter is established.

Councillor MacKay stated if the intention of the motion is to move deeper into this matter, it should be done. He expressed agreement with comments made by Councillor Merrigan. He stated that Sackville is taking a stand on their own because they are concerned about their future and the costs. He informed that if the intention is to adopt this and keep moving on, he would be in agreement, but the matter cannot be dropped there. He stated there should be some public meetings held within the County in order to get more feedback from the public.

Councillor Walker again expressed concern about the recommendation with regard to the County Charter and the recommendation with regard to transportation (jurisdiction and responsibility) going hand in hand and what the cost implications would be.

Councillor DeRoche stated that he feels the Charter is only step number one. The residents of the Cole Harbour/Westphal area are interested in improvements of service, and the Charter will only be the documents by which improvements to services and additional services might be possible. The residents are seeking these improvements and are willing to pay for them. He concluded that the County cannot stop at the County Charter.

Councillor Walker stated that recommendation no. 1 and recommendation no. 4 should be dealt with together, but the other two recommendations can be dealt with separately in-house.

Councillor Mont suggested that the situation should not be held up on all recommendations. He stated that the beginning can be a County Charter. He expressed opposition to Councillor Walker's suggestion because he felt the recommendation required different areas of amendments.

MOTION CARRIED

With regard to the recommendation about representation, Mr. Meech informed there is a committee acting on this. However, in order to get on with the matter, and start looking at a County Charter, he felt some indication of representation should be given as soon as possible in order to deal with the matter.

Councillor MacDonald expressed concern that the Redistribution Committee is not made up as it should be. He stated there are two rural Councillors and one urban Councillor and felt there should be two of each. He stated that when the committee was nominated, there was no thought behind. He advised he had heard complaints about the top-sidedness of this committee.

Warden MacKenzie stated the recommendation no. 3 should be dealt with, as the recommendation with regard to representation is being looked after by the Redistribution Committee.

Mr. Meech informed that a division of authority between an urban and a rural board would leave full decisions up to each without having to come back to the entire Council with regard to area rates and planning matters. Outside of planning, he felt this will not change much because under the present structure, Council seems to respect the recommendations from the Urban Services Committee, particularly as it relates to the allocation of dollars to those areas.

Councillor Merrigan objected to separate boards. He stated that Beaverbank is rural and Sackville is urban, but decisions within each affect the other. He felt boards should be made up of surrounding communities in urban and rural areas, and stated that such boards will create more problems than there are with the present situation.

It was moved by Councillor Mont, seconded by Councillor Fralick:

"THAT we recommend to Council that recommendation B(3) of the Strategy Report be re-examined with a view to presenting other alternatives to deal with matters under the Planning Act."

Councillor Reid expressed opposition to the division of authority between the urban and rural communities. He stated that the problems should be looked at and studied as a whole. He stated that although not all decisions will be in the best interest of all the residents, decisions are based on the understanding and consideration of what other people feel and the majority do try to do that. There is no reason for division of authority within the County.

Councillor DeRoche stated that when this is being looked at, he would like Mr. Meech to remember that development means more than just planning matters. It refers to any type of development within the Municipal boundaries.

Councillor Lichter stated that the Planning Act does not give the authority to fluctuate the public hearing process or decision making with regard to planning matters. Mr. Meech informed that the final decision would be made by Council, but a different process can be used with regard to the form in which the recommendation comes to Council. Councillor Lichter commented that each Councillor may as well make all the decisions about his own district. He stated it would not work, but this is what the recommendation is leading to. Mr. Meech objected, stating that Council would have the final say.

Deputy Warden Wiseman suggested that if Mr. Meech is going to re-examine this recommendation, he should consider the sub-system operation that the School Board presently uses. She felt authority within these groups could be established, but they would have to bring any recommendations back to Council for approval. Mr. Meech agreed, and he stated that Council would have to make the final decision under the Planning Act, but each group would make the recommendations and influence the final decision. He concluded that this idea could be studied further.

MOTION CARRIED

Councillor DeRoche stated that the motion just adopted may have been too premature. Perhaps it should be determined if there is a basis for proceeding further with respect to the transportation authority and jurisdiction.

It was moved by Councillor DeRoche, seconded by Councillor Deveaux:

"THAT we recommend to Council that staff consult with the Department of Transportation respecting the proposed urban community board accepting jurisdiction and operational responsibility for street and roads and associated costs."

Councillor MacKay stated that the key component would be the associated costs. There are many complaints about the service of the Department of Transportation, and many times the complaints are well-founded. However, he felt the service would not improve if it is under any other system. He stated that he has tried to meet with the Minister of Transportation, but she will not. If the County is going to have control over transportation matters, the costs implications should be known.

Councillor Deveaux expressed agreement with the comments made by Councillor MacKay.

Councillor Merrigan stated there must be some way in which the transportation needs of the people should be more responsible. He stated that it is frustrating to have somebody in Bedford looking after matters in Beavertown because they do not care. The County should have the responsibility.

Warden MacKenzie stated appreciation for Councillor Merrigan's comments because of the numerous letters that have been written to the Minister of Transportation. However, he felt the MLA's should be looking after this because it should be their responsibility. He concluded that this responsibility should not lie with the Municipal Councillors, when the matter is a provincial one.

Councillor Merrigan agreed that Municipal Councillors should not be left with this responsibility, but they are because they are more accessible. He stated that such frustration as experienced with the Department of Transportation will cause annexation and/or incorporation.

MOTION CARRIED

It was moved by Councillor Lichter, seconded by Councillor Snow:

"THAT we recommend to Council that further representation be directed to the Province to obtain a commitment to remove the ability for incorporation/annexation for areas of Halifax County.
MOTION CARRIED.

Members of the Committee agreed to proceed to discuss the proposal for Cole Harbour Place, in order to have it dealt with before the next Session of Council.

Mr. Meech went over the report and the financial implications with respect to Cole Harbour Place. He commented that the space in the complex will be available for many more years than the 20 year amortization period.

Councillor Mont asked if the loan would be taken over by the City of Dartmouth should Cole Harbour annex to the City of Dartmouth. Mr. Meech replied that it is his intention to have this as part of the agreement.

It was moved by Councillor Mont, seconded by Councillor DeRoche:

"THAT a recommendation be made to Council that the Municipality execute an agreement with the Cole Harbour-Westphal Foundation for the provision of 20,000 square feet in the proposed Cole Harbour Place comprised of 10,000 square feet for a Branch Library and approximately 10,000 square feet for the Municipal offices on the basis (a) that the financial contribution provided by Halifax County Municipality be amortized over a period of 20 years, (b) that the Foundation be prepared to revise the tentative plans to make available 10,000 square feet for Municipal offices in one location of the proposed centre, and (c) that the approval be contingent on Cole Harbour Place receiving the proposed funding from the Provincial and Federal governments."

Councillor MacKay asked about the square footage now rented by the County for offices in this area. Mr. Meech informed that approximately 3,000 square feet are rented for a branch social services office and a branch recreation office.

Councillor MacKay next asked if it is anticipated that these two departments will have to expand in the future. Mr. Meech informed that this is anticipated; the Social Services Department would be requesting 3,500 square feet in the near future.

Councillor MacKay asked about sub-leasing the left-over space from Cole Harbour Place. Mr. Meech replied that he could not see why the County could not sub-lease to another government agency. He stated it is proposed there will be a need for additional space for other activities.

Councillor MacKay asked if Cole Harbour Place had received anything written from the federal government with regard to funding for this project. Councillor Mont advised the province has guaranteed \$5,000,000 over the next five years, but there has been nothing from the nation yet.

Councillor Merrigan stated that the County had previously looked at a regional office in Cole Harbour. He asked if the money would not be better spent on building a new Municipal Administration Centre. He asked if a decision has to be made before it is decided what it going to happen to the County and Cole Harbour. Mr. Meech informed this would be part and parcel of any changes in Cole Harbour.

Councillor Lichter stated that he would support a different approach to the \$1.5 million project. He expressed opposition to an up-front contribution for property that is not available yet. He felt a loan guarantee specified for a certain number of years with a certain number of conditions would be more suitable. He stated such a loan guarantee would show that the Municipality is serious about this project, but they are not going to be caught in the midst of the project.

Councillor MacDonald stated that the County would be committing itself to a large payment over the next few years. He hoped that Council would remember the need for sewer and water problems to be clarified. He stated he cannot see the benefits in the near future, and there are other very important projects that should be looked after. He concluded that Cole Harbour Place is a nice project, but when the time comes to borrow for sewer and water, he hoped there would be the same reception.

Councillor DeRoche stated this is not a loan, but it is an up-front payment against rental costs, and as it is indicated in the report, it will save the County money. Some time ago, the County was looking at the concept of a library further south than Cole Harbour Place. However, that location is not suited to library use and would require a considerable capital expenditure to make it suitable for a library. Cole Harbour Place will provide this. The County is also renting at the present time and the projection is that more space is required. Should Council decide to put a multi-function office in the area, the additional space will be available. A profit can be made from subletting additional space, and the up-front payment will be amortized over a 20 year period, ensuring that if the facility changes ownership to another municipal unit, the County will be carrying the load of the loan. It will not only provide service to the residents of the Cole Harbour/Westphal area, but it will also provide service to other residents of the County.

Councillor Bayers stated that \$1.5 million is a lot of money, but it will be a benefit to the residents of District 10, as well as the residents of the Cole Harbour/Westphal area. He expressed hope that the office space would be used for such things as issuing building permits and the collection of taxes; it would then be utilized by many residents of the County. He stated he would be supporting this motion.

Councillor Lichter stated that he would prefer a loan guarantee instead of an up-front payment of \$1.5 million. He felt the Municipality would make no profit on subletting or would not be saving on rentals. He suggested a loan guarantee to the organization that would be building the complex subject to refusal every year (or whatever the loan period would be). It could be for a period of ten years both principal and interest, and after ten years, the loan guarantee would be legally changed over to a forgivable loan, forgivable at 10 percent for the entire amount, which would take on additional years. There would be a provision that when it turns to the forgivable, it would be available to family members as long as they are family members. This will show that the Municipality wants to help them, and there is incentive to stay with Halifax County.

Councillor Merrigan expressed support for the motion, but he asked if the \$1.5 million is given to Cole Harbour Place, how could the liability for this be given to the City of Dartmouth during annexation, if it is not County-owned. Mr. Meech informed he did not have the answer to this now, but this is one matter that would have to be looked into. He believed it would be on the assumption that an agreement would be made to include this.

Councillor Merrigan felt the motion should be changed to read: "That the County support in principle \$1.5 million whether it be a loan guarantee or a grant, provided that the County can be satisfied that if there is annexation of Cole Harbour, such liability will be taken with Cole Harbour."

It was clarified that this is part of the motion in that the agreement is contingent on the settling of legal matters.

Councillor DeRoche stated that this is a recommendation to Council, and in the meantime, perhaps Council could work on this to consider the considerations of Councillor Merrigan and Councillor Lichter. The lots belong to the Cole Harbour/Westphal Service Commission, and perhaps they should be in the name of the County of Halifax.

MOTION CARRIED

IN-CAMERA ITEM - HALIFAX COUNTY INDUSTRIAL COMMISSION CHAIRMAN

Members of the Committee of the Whole agreed to go in-camera.

Members of the Committee agreed to come out of camera.

ADJOURNMENT

There being no further business, the meeting adjourned.

PUBLIC HEARING

JUNE 16, 1986

PRESENT WERE: Warden MacKenzie
Councillor Poirier
Councillor Fralick
Councillor P. Baker
Councillor C. Baker
Councillor Deveaux
Councillor DeRoche
Councillor Adams
Councillor Randall
Councillor Bayers
Councillor Reid
Councillor Lichter
Councillor Snow
Councillor Merrigan
Councillor MacKay
Councillor McInroy
Councillor Eisenhauer
Councillor MacDonald
Deputy Warden Wiseman

ALSO PRESENT: Mr. G.J. Kelly, Municipal Clerk
Mr. R.G. Cragg, Municipal Solicitor
Mr. J.M. Hanusiak, Planner

SECRETARY: Glenda Higgins

Warden MacKenzie called the Public Hearing to order at 7 p.m. with the Lord's Prayer.

Mr. Kelly called the Roll.

APPOINTMENT OF RECORDING SECRETARY

It was moved by Councillor DeRoche, seconded by Councillor Snow:

"THAT Glenda Higgins be appointed as Recording Secretary."
MOTION CARRIED

APPLICATION NOS. DA-SA-37-85-16, DA-SA-38-85-16, DA-SA-39-85-16 -
PROPOSED DEVELOPMENT AGREEMENTS BETWEEN THE MUNICIPALITY OF THE COUNTY
OF HALIFAX AND TRI-AMR DEVELOPMENTS LTD., FOR THE CONSTRUCTION OF TWO
UNIT DWELLINGS ON LOTS 14, 15, AND 16 OF THE RIVERVIEW SUBDIVISION,
LOCATED ON SAMI DRIVE, LOWER SACKVILLE

Councillor MacKay declared a conflict of interest for each of these applications.

Mr. Hanusiak reviewed the staff report as presented to the Planning Advisory Committee on April 7, 1986. He also advised that all the applications had been prepared in accordance with the Planning Act with regard to advertising, and to this date, no correspondence had been received in favour of nor in opposition to any of these applications.

Mr. Hanusiak advised the necessity for these development agreements stems from Policy P-87 of the Sackville Planning Strategy, which requires that any use within 100 feet of the Little Sackville River be considered by development agreement. The properties in question are zoned R-2. It is the applicant's intention to build side-by-side two unit structures on the properties. The development agreement proposed were prepared in accordance with the Department of Engineering and Works from a storm water point-of-view, as well as in consultation with the Department of the Environment. Each of those departments, as well as the Planning Department are satisfied that development can proceed without any detrimental effect to the river. The agreements set out specific instructions on a wide variety of matters, including floor elevations, general landscaping, and environmental protection measures. Lot 14 requires no work; it has such a high elevation above the river, there is no concern about a flooding situation. Lots 15 and 16 require a basement elevation, some cutting, and filling.

QUESTIONS FROM COUNCIL

Deputy Warden Wiseman asked if the Sackville Rivers Advisory Board had been notified of this public hearing. Mr. Hanusiak advised they were advised of these applications, and they made presentation to the Planning Advisory Committee when this matter was dealt with. They had concerns about the construction of the roads at the early stages of development. However, the matter has been resolved to the satisfaction of the Department of the Environment, and it has been determined that these lots can be developed in the proper manner.

Councillor DeRoche clarified that Mrs. Merit raised another point at the Planning Advisory Committee. She was concerned about the type of material that should be used with respect to the landfilling operation and the grading. This concern was relayed to the developer.

SPEAKERS IN FAVOUR OF THESE AGREEMENTS

Steve Moir, Alderney Consultants, advised he was hired to represent Tri-Arm Developments. He advised he has nothing to add to the information provided by Mr. Hanusiak, but he and Mr. Ron Hiltz, Design Engineer, were available to answer any questions.

QUESTION FROM COUNCIL

Councillor DeRoche asked if the material recommended by Mrs. Merit for retention of the soils during construction is being used. Mr. Moir replied that Mrs. Merit referred to a particular type of fencing, and it is not being used on the site at the moment because there is no

construction on these three lots. He did not believe it was written into the development agreement.

Councillor DeRoche commented that there is much detail that has not been written into the development agreement, but under Part 6 of the agreement, the onus is placed on the developer to supply to the Municipality certain details; that includes the manner in which siltation of the Little Sackville River is to be prevented during any landfilling operation and joint construction to the building and the manner in which erosion to the property is to be prevented upon completion of the building. He felt it was under these aspects that Mrs. Merit was suggesting that this certain type of fencing be used. Mr. Moir agreed, and stated that the developers intent to use straw bales in a continuous line between the houses and the river to slow the rate of run-off and allow the silt to settle out of the water. He felt the client would be willing to use the fencing material in addition to the straw bales.

Mr. Hanusiak added that this property is in the process of being sold to Saysf Developments Ltd., and the agreements would be signed in the name of Saysf Developments Ltd. It does not alter the terms and conditions of the agreement, however.

SPEAKERS IN OPPOSITION TO THESE AGREEMENTS

None.

It was moved by Councillor DeRoche, seconded by Councillor Fralick:

"THAT the Development Agreement between the Municipality of the County of Halifax and Tri-Arm Developments Ltd., for the construction of two unit dwellings on Lot 14 (Application No. DA-SA-37-85-16) be approved by Municipal Council."
MOTION CARRIED UNANIMOUSLY.

It was moved by Councillor Snow, seconded by Councillor P. Baker:

"THAT the Development Agreement between the Municipality of the County of Halifax and Tri-Arm Developments Ltd., for the construction of a two unit dwelling on Lot 15 (Application No. DA-SA-38-85-16) be approved by Municipal Council."
MOTION CARRIED UNANIMOUSLY.

It was moved by Councillor Adams, seconded by Councillor C. Baker:

"THAT the Development Agreement between the Municipality of the County of Halifax and Tri-Arm Developments Ltd., for the construction of a two unit dwelling on Lot 16 (Application No. DA-SA-38-85-16) be approved by Municipal Council."
MOTION CARRIED UNANIMOUSLY.

APPLICATION NO. RA-CH/W-09-86-21 - APPLICATION BY MRS. LINDA TANNER TO REZONE LOT TD-18 OF THE FOREST HILLS LAND ASSEMBLY, LOCATED AT 479 ARKLOW DRIVE, COLE HARBOUR FROM R-1 (SINGLE UNIT DWELLING) ZONE TO P-2 (COMMUNITY FACILITY) ZONE

Mr. Hanusiak outlined the staff reported dated April 7, 1986. He advised that Mrs. Tanner has had such success with the existing operation of the day care facility that she feels it is now appropriate to apply for this rezoning to allow the entire property to be used as a day care facility. The actual number of children that would be allowed in the day care facility would be controlled by the Provincial Department of Social Services. He concluded that the Department of Planning and Development nor the Building Inspection Department has never received any complaints on the existing operation on this property; therefore, it is recommended to allow this rezoning to P-2 and to allow the home to be converted to a full-time day care operation.

QUESTIONS FROM COUNCIL

Councillor Fralick asked how long the existing operation has been running. Mr. Hanusiak advised it has been a short-term operation, but the applicant could probably better answer the question.

Councillor MacKay asked the maximum number of children that this operation could facilitate. He felt the Provincial Department of Social Services is the governing body in such an operation, and the number of children depends on the square footage of the building, facilities available, etc. Mr. Hanusiak advised that this figure has not been considered; the Provincial Department of Social Services will review the applicant's request, and based on the indoor and outdoor amenity space and the structure of the building will determine the number of children allowed. He advised that Mrs. Tanner may better be able to answer this question.

SPEAKERS IN FAVOUR OF THIS APPLICATION

Mrs. Linda Tanner, 479 Arklow Drive, advised she is the owner of the day care centre. She stressed the need for this facility. She advised the existing operation has been running for ten months, and as of this date there are 34 children on a waiting list to get into the centre. She also advised she has not had any complaints, and she has had more favouritism for the centre. If the centre is expanded, there will be up to eight people employed, which is another important aspect to consider.

QUESTIONS FROM COUNCIL

Deputy Warden Wiseman asked Mrs. Tanner if she is currently using the building for her own family dwelling. She advised the upper two levels are for her dwelling use, and the bottom two levels are the day care

centre. Deputy Warden Wiseman asked if this application is approved, if she will keep her residency at this house. She advised she would be moving out, and the whole house would be a day care facility. Deputy Warden Wiseman asked how many children this centre would be able to house. Mrs. Tanner estimated that approximately 45 children would be housed, due to the Department of Social Services regulations that there must be 30 square feet per child inside and 60 square feet outside. Deputy Warden Wiseman asked what the hours of operation would be. Mrs. Tanner advised the centre opens at 6:30 a.m. and closes at 6 p.m. However, at the present time, the majority of the children do not arrive until 8:30 or 9 a.m., and the majority of them are gone by 5:30 p.m.

Councillor DeRoche asked how many are presently employed at the day care centre. Mrs. Tanner advised there are two employees at the centre, not including herself. She advised she sometimes has one part-time employee and herself.

Councillor P. Baker asked what the recreation area would be. Mrs. Tanner advised it would be the backyard which is presently fenced in. It is approximately 3,600 square feet, which can occupy approximately 60 children. This is determined by the Department of Social Services.

Paul LeBlanc, 18 Pernix Court, informed that his two sons have attended Mrs. Tanner's day care centre since its opening. She has given his sons very good service. Her day care is required in the area. Prior to the existing day care centre, people in the Forest Hills area had to take their children to Colby Village. There are a number of parents that take the bus to work, and there is a bus stop directly in front of the day care which is extremely good for the parents who must take the bus. As far as a traffic problem is concerned, the majority of parents arrive at the centre at staggered hours. There is plenty of room for the children to play in this backyard. Mr. LeBlanc informed he has seen other day care centres where there have been 80 or 90 children in an area that is not as big as Mrs. Tanner's day care centre. He expressed much support for Mrs. Tanner's proposal.

QUESTIONS FROM COUNCIL

Councillor MacKay clarified the location of Mr. LeBlanc's residence in relation to the day care facility. He expressed difficulty with the people in close proximity to the facility, and the noise that would be created from a large group of children. Mr. LeBlanc advised the people directly beside and behind the Tanner property all work during the day. If there was a problem created by noise, complaints would have been put forth when the existing operation opened.

Councillor P. Baker suggested that the Department of Public Services is not doing its job if it allows 80 or 90 children in a confined area such as that mentioned earlier by Mr. LeBlanc. He stated he is not against this proposal and commended Mrs. Tanner for providing this service.

Mr. LeBlanc advised that his son attended another day care in the area. There is supposed to be a sufficient amount of space to allow all the children to play in the recreation area at one time. However, in this situation, there were three shifts of children going to the recreation area at one time.

Marianne Bolen, graduate, Nova Scotia Teachers College, advised that she took a Child Development Course at the college. She advised if this proposal is approved, she would have full-time employment. It would also allow for more children, which would require more employees. Ms. Bolen felt the noise level would not be a problem. There is a store across the street with people coming and going all the time. Children playing in a yard would not affect the surrounding neighbourhood when there is already noise created by people coming and going to and from the store. She felt the proposal is a good idea because it could employ up to eight people and provide a great service to working parents.

Councillor C. Baker stated he likes to hear that this proposal will employ people. This is one consideration that is more important than anything else. Ms. Bolen commented that the service to the parents is needed, as well as the employment for the employees. Councillor C. Baker informed he was prepared to support the proposal.

Councillor P. Baker stated that everybody wants to see employment, but it should not be at the expense of children. However, it does not appear this is the case in this situation. Noise from children is music to the ears, far better than stores, video games, trucks, etc.

SPEAKERS IN OPPOSITION TO THIS APPLICATION

None.

It was moved by Councillor P. Baker, seconded by Councillor Deveaux:

"THAT the rezoning of Lot TD-18 of the Forest Hills Land Assembly, located at 479 Arklow Drive, Cole Harbour, from R-1 (Single Unit Dwelling) Zone to P-2 (Community Facility) Zone be approved by Municipal Council."

MOTION CARRIED UNANIMOUSLY.

APPLICATION NO. RA-EP/CB-27-86-06 - APPLICATION BY DIANNE PAUL AND NORMA DENTON TO REZONE LOT XY-22A OF THE LANDS OF DIANNE PAUL AND NORMA DENTON, LOCATED OFF THE COW BAY ROAD AT EASTERN PASSAGE, FROM R-2 (TWO UNIT DWELLING) ZONE TO R-5 (ROW-HOUSE DWELLING) ZONE

Mr. Hanusiak reviewed the staff report dated April 7, 1986 as presented to Council.

QUESTIONS FROM COUNCIL

Councillor Deveaux clarified that the rezoning would only allow five more units than if the present zoning remained. Mr. Hanusiak agreed.